



**CITY OF ENCINITAS**  
**DRAFT New Building Electrification Regulations**

Encinitas Municipal Code Section 23.12.080



### What projects are affected?

City Council Ordinance 2021-13, adopted by City Council on \_\_\_\_\_, effects all **new** residential **and** nonresidential buildings. The ordinance is effective on \_\_\_\_\_, 2021 as part of EMC Section 23.12.080.

### What are the requirements?

All new residential and nonresidential buildings are required to be all-electric unless an exception applies. All-electric is defined as:

A building that has no natural gas or propane plumbing installed within the building and there is no gas meter connection, and that uses electricity as the source of energy for its space heating, water heating, cooking appliances, and clothes drying appliances. All Electric Buildings may include solar thermal pool heating.

### Are there any exceptions?

The following exceptions allow natural gas and propose plumbing to be installed along with a gas meter connection as specified:

1. Essential Facilities: Facilities defined by California Health & Safety Code § 16007 and Title 24, Part 1, Chapter 4, including facilities defined by CBC Part 2 Section 202.
2. Non-residential Buildings containing a For-profit Restaurant: the applicant must demonstrate:
  - a. Business-related reason to cook with a flame;
  - b. This need cannot be reasonably achieved with an electric fuel source; and
  - c. The applicant has employed methods to mitigate the greenhouse gas impacts of the gas fueled appliance onsite by reducing energy use equal to or greater than the expected annual GHG emissions from the Therms consumed onsite.
3. Documented Significant Utility Cost to Applicant that is 20% or more for new all-electric service compared to new service for electricity and natural gas to serve the same peak load. This applies only where utility service currently exists.

If an exception applies, the building must be as Electric-Ready as feasible for future electric appliance installation based on the City's Design Guideline for Electric-Ready Buildings and Electric Readiness Equivalencies.

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